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February 18, 2014

PROPOSED CRYSTAL ALLEY RECONSTRUCTION PROJECT #2014-07

**YOU ARE INVITED TO A NEIGHBORHOOD MEETING
TO BE HELD AT CRYSTAL CITY HALL
4141 DOUGLAS DRIVE N.
7:00 P.M., THURSDAY, FEBRUARY 27, 2014**

Dear Crystal Resident:

In 2006, the City Council adopted an alley reconstruction program policy. The policy calls for a ten-year program to rebuild all the alleys in the city using a V-notch concrete surface. The program is funded by 60% special assessment to the benefiting properties and 40% by other City funds. Properties are assessed whether or not their garage/driveway access is from the alley or the street.

Since the adoption of the alley program, 60% of the city's alleys have been reconstructed. **The properties being notified for the 2014 project are those that abut the north-south alleys paralleling Xenia and Welcome Avenues, and between 43rd and 44th Avenues, Welcome and Vera Cruz Avenues, and between 44th and 46th Avenues and Zane and Xenia Avenues, and between 46th and 47th Avenues.** A driveway reconstruction and sanitary sewer service repair program is also being offered as part of the alley project. Construction is tentatively scheduled for July, 2014.

It is currently estimated that the special assessment would be \$1800.00 per residential property. The final number will be determined once the project has been publicly bid and constructed. The assessment will be added to parcel's property tax and levied over a 10-year payment period at a simple interest rate estimated at 5%. Pre-payment with no interest is an option. More information on this will follow if the project goes forward.

Please plan on attending this informational meeting. A formal presentation will begin shortly after 7 p.m., followed by questions and answers. Please call the Engineering Department at 763-531-1161 with any questions if you cannot attend the meeting.

Sincerely,

Thomas Mathisen
Crystal City Engineer